

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - October 14, 1970

Appeal No. 10559 Diane E. Eppinger, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of October 28, 1970.

EFFECTIVE DATE OF ORDER - January 27, 1971

ORDERED:

That the appeal for variance from the requirements of Section 7205 to permit open parking space in front within 10 feet of building, at 314 Fifth Street, S. E., lot 23, Square 844, be unanimously granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The subject property is improved with a frame house which is currently vacant.
3. Appellant alleged that the subject property is 105 feet deep and the proposed parking pad will be 9' x 19'. The rear yard will be approximately 30'. (See BZA Exhibit #8)
4. Appellant proposes to raze the existing frame house and erect a townhouse.
5. No opposition was registered at the Public Hearing to the granting of this appeal.

OPINION:

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning

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Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

Attested:

BY:


PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.